

2011

Land Value Taxation Study for Norristown Borough, PA



Center for the Study of Economics

413 South 10th Street

Philadelphia, PA 19147

8/18/2011

EXECUTIVE SUMMARY

Imbalances within property tax policy can have devastating impacts on communities and municipalities. When capital is used for optimal speculative gain, as opposed to reinvesting and growing business, the result is often a loss of industry and the growth of abandoned buildings and vacant land. Historically, land laid out along the banks of the Schuylkill River, access to regional rail and high-speed lines, and access to three major interstates, assured businesses and communities of growth and prosperity. Today, Norristown Borough, like most boroughs across Pennsylvania, is struggling to recapture revenues, not from a lack of cost cutting or diversification issues, but from an imbalanced property tax policy that has discouraged growth.

Unlike the advent of sprawl in the 1960's which decimated Norristown's downtown shopping district and drove business to the King of Prussia and Plymouth Meeting Malls, land value tax is not intended, nor has it ever spurred over-building or inappropriate development. Government-imposed restrictions (The Fifth Amendment "Takings Clause:" Physical and Regulatory Takings) and exit as a front-loaded segment in the line of decisions that must be made before rehab or new construction.

Any tax system as well as market decisions must exist within the parameters of zoning, planning, and government policy. Therefore, a lot zoned for a less-dense use, will realize a land value reduction. The general outcomes of this study indicate that downtown commercial, residential, and condominium development will realize tax reductions or no change. The undeveloped sectors of Norristown will see a larger shift.

Implementation of LVT in a slow, gradual manner, would provide Norristown with a return on the value of the land that the borough has created.

Measures	Current TAX FY 2011
Number of Records	9,939
Tax Levy	\$10,460,439
Building Revenue	\$7,372,056
Land Revenue	\$3,825,589
Land Value	\$258,442,100
Bldg Value	\$616,908,441
Total Value	\$875,350,541

Measures	LVT Year 1
Number of Records	9,939
Tax Levy	\$10,460,440
Building Revenue	\$6,634,850
Land Revenue	\$3,825,589
Land Value	\$258,442,100
Bldg Value	\$616,908,441
Total Value	\$875,350,541

Measures	LVT Year 2
Number of Records	9,939
Tax Levy	\$10,460,440
Building Revenue	\$5,897,645
Land Revenue	\$4,562,796
Land Value	\$258,442,100
Bldg Value	\$616,908,441
Total Value	\$875,350,541

Measures	LVT Year 3
Number of Records	9,939
Tax Levy	\$10,460,441
Building Revenue	\$5,160,439
Land Revenue	\$5,300,002
Land Value	\$258,442,100
Bldg Value	\$616,908,441
Total Value	\$875,350,541

In this study, commissioned by the Borough of Norristown, the Center for the Study of Economics (CSE) found that land value taxation (LVT) could provide an incentive to private market investors without placing a significant tax burden on various established businesses or current residents inside the borough's jurisdiction.

1. Implementation of LVT will provide Multi-family housing as a whole a first-year reduction of \$49K
2. Out of 883 Commercial parcels, the class will see a drop in tax liability of \$20.3K under LVT
3. LVT will provide the competitive advantage Norristown requires, as the borough's current municipal rates are 5.9 times higher than Montgomery County's median rate.

Norristown Borough's current property tax policy falling disproportionately on improvements – 70.5% of revenue raised from improvements while raising only 29.5% of revenue coming from land values- does not provide an economic development incentive.

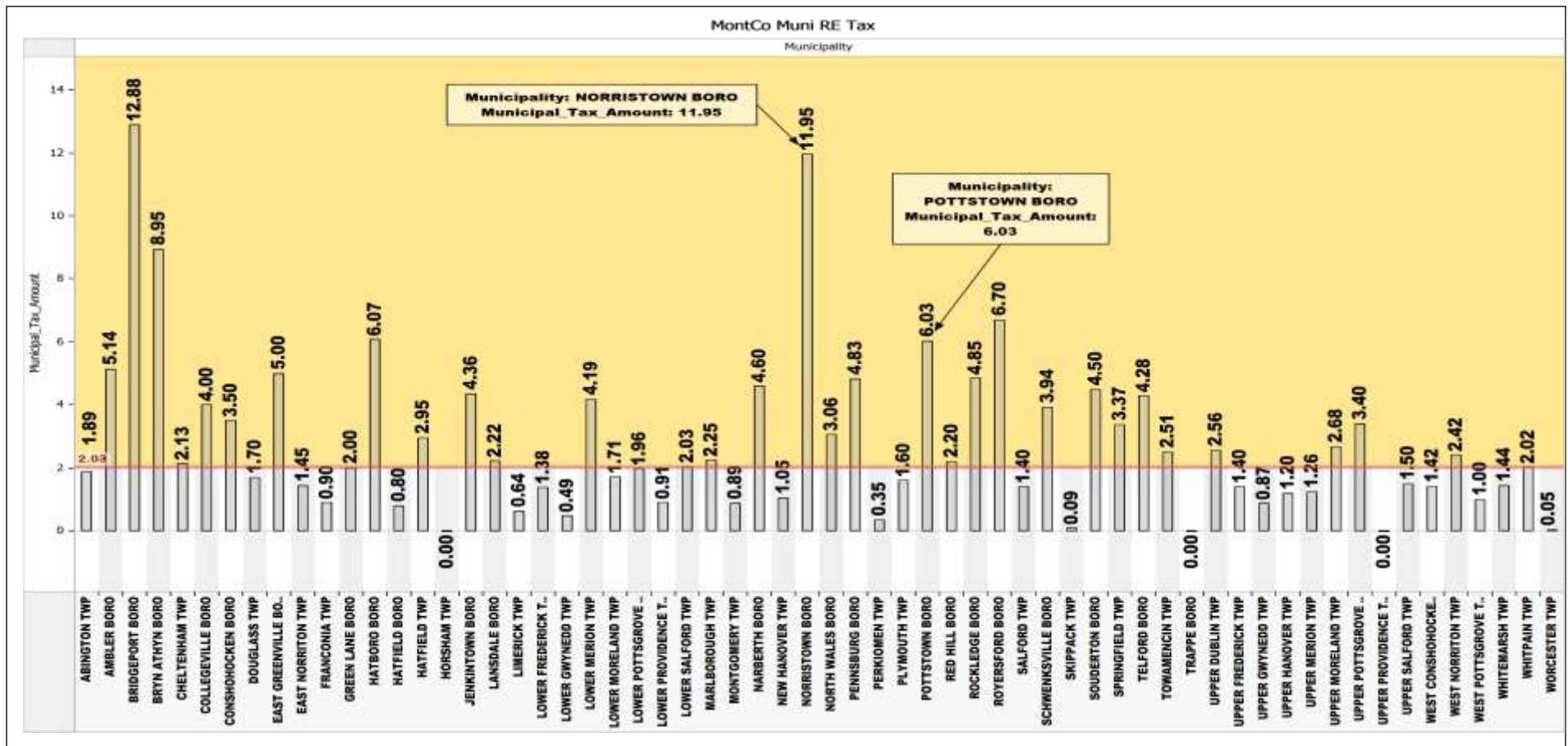
CSE found that an initial 10% tax reduction on buildings – 10.7555 building value and 14.8025 land value-will provide a revenue neutral alternative to the current property tax policy. LVT would generate the needed revenue for Norristown Borough while encouraging economic development.

INTRODUCTION

Context

LVT is a means of raising public revenue through the vehicle of the property tax in such a manner that overcomes barriers many older, established communities have with their more recently settled neighbors: property tax rates significantly higher than adjacent municipalities.

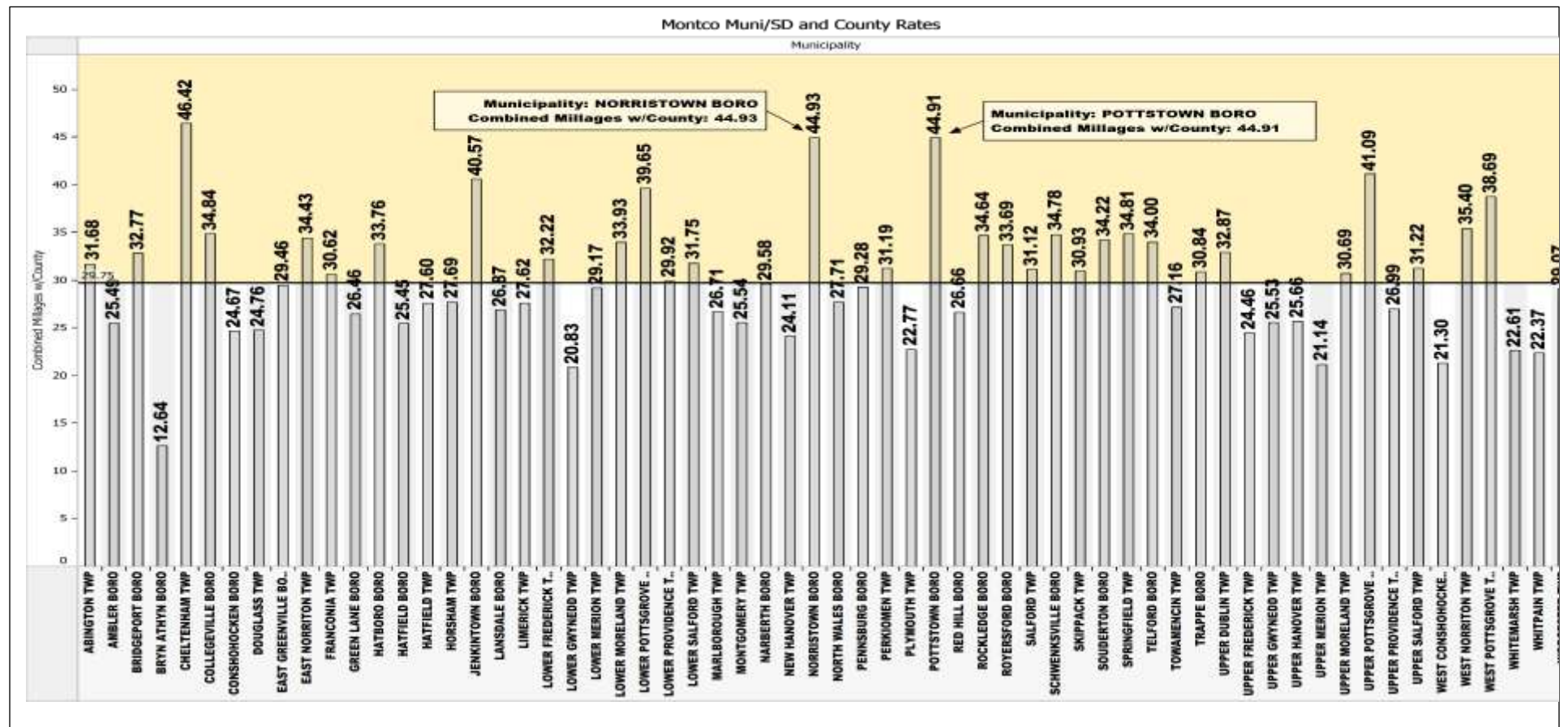
Norristown Borough's current tax rate of 11.95 mills places the borough second to last of all municipalities within Montgomery County relative to enticing business and home ownership in today's reset and uncertain economy.



Given a choice, a buyer, developer, homeowner can objectively get more for less money by locating outside Norristown. The currently imbalanced property tax policy is a disincentive to fix up and maintain the myriad historical properties in the borough. Preserving the historical fabric of Norristown is expensive and the property tax increase that would be incurred from improving the structure is prohibitive in today’s market.

The measured “overage” in Norristown Borough’s tax rate is a clear expression of what economists refer to as “deadweight loss”. Deadweight loss is simply the inefficiency of a tax on something that literally will be “gone” due to the choices that the market makes.

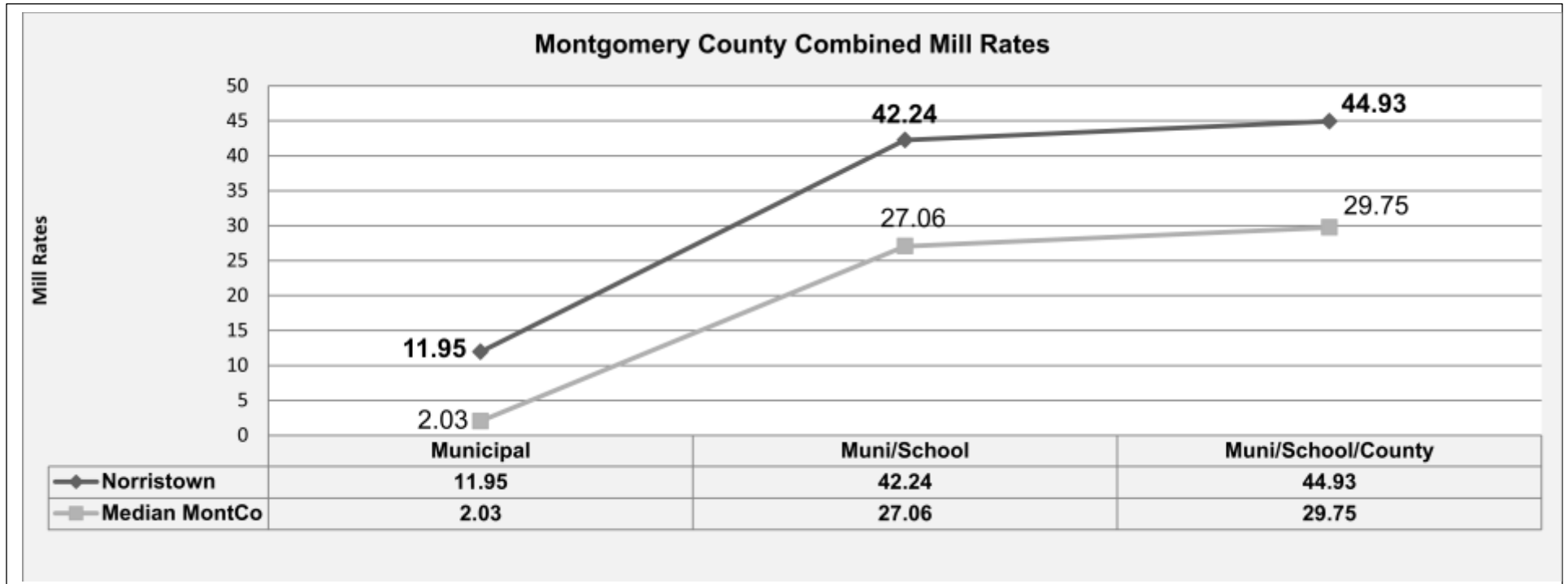
When combined with the School District and County Tax Rate, Norristown Borough’s tax hurdle is a clear barrier to permanent, non-subsidized development.



Scope of Work

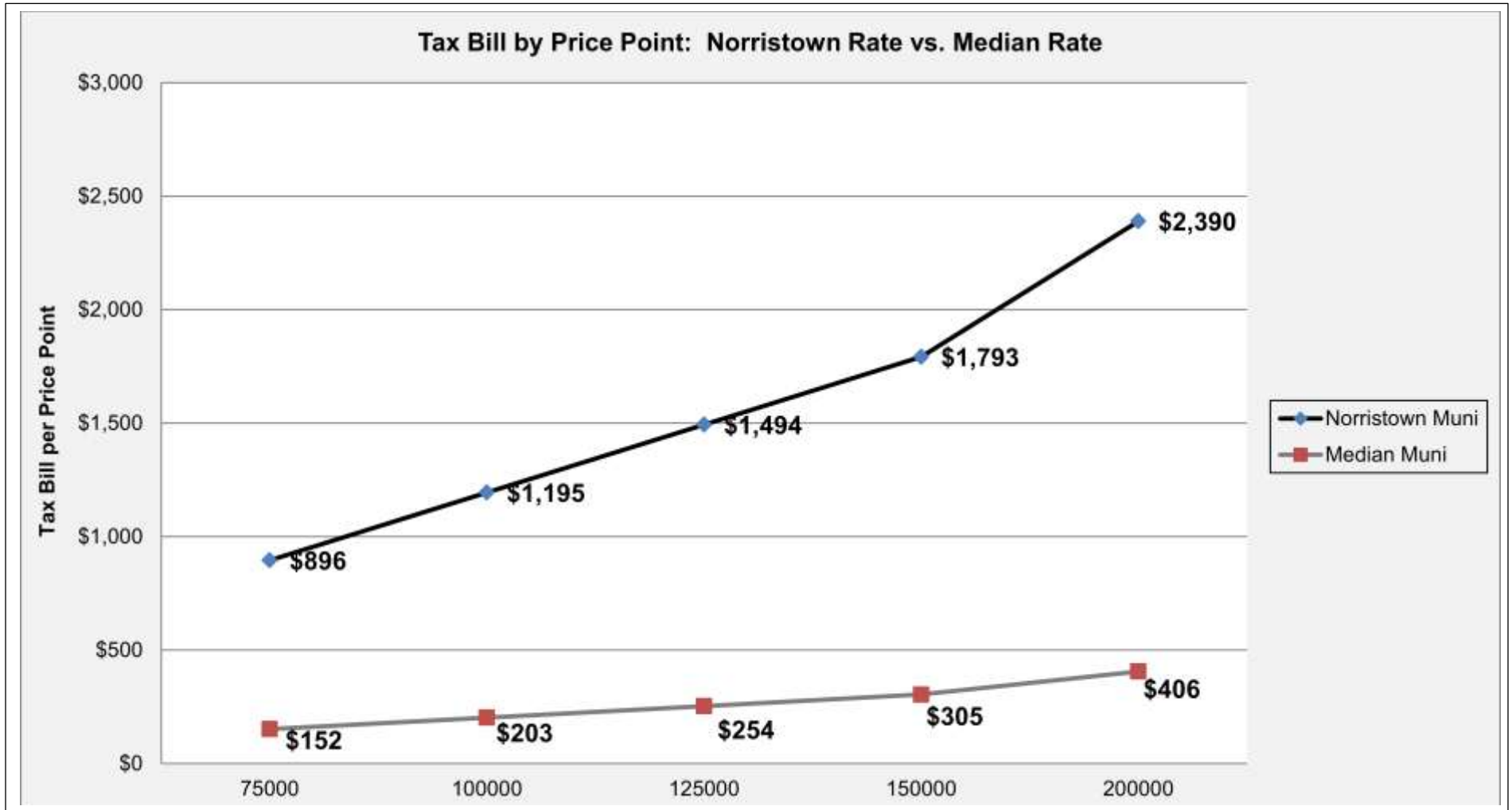
The Borough of Norristown engaged CSE to identify if LVT could provide an incentive to private market investors without placing a significant tax burden on various established businesses or current residents within the borough’s jurisdiction.

1. **What does the current property tax policy mean for the long-term cost of keeping a desirable home in the Borough as compared to the county?** Based on the 2011⁶ rates the disadvantage to placing capital in Norristown becomes apparent. Municipal rates are 5.9 times higher than the county median. Combining municipal, county and school taxes, the excess of Norristown’s tax burden decreases yet remains about 1.5 times higher. The municipal component is obviously creating the greatest disadvantage to the borough.

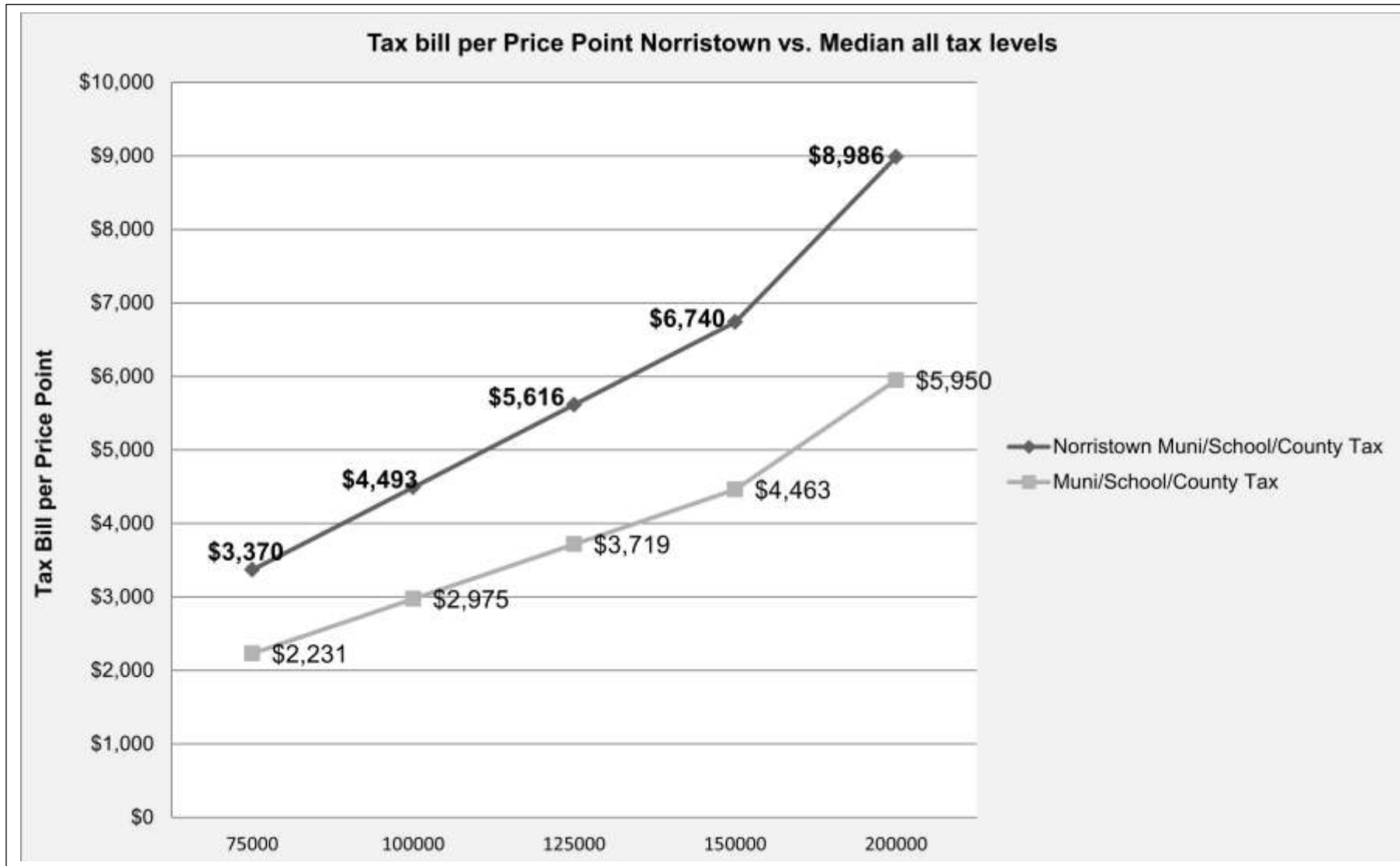


⁶ www.newpa.com

2. **Current tax levies for houses arranged by price point.** Assuming a static tax rate over the course of 10 years (the general length of time for home ownership is about 8 to 12 years, according to the best estimates of the Census), the deadweight loss on a typical building at various price points in the two comparable areas becomes clear. A tax on a structure in Norristown is 5.9 times higher than in the County. Under the borough's current property tax, a homeowner with a property valued at \$75,000 within 10 years would pay 12% of the house's value in property tax. Meanwhile, elsewhere in Montgomery County, the homeowner would pay only 2%.



3. The effect is flattened when county and school tax is included:



OVERVIEW

The core concept behind LVT (and the real property tax as a whole) is value, or to be technical *ad valorem* (“to the value”) the legal underpinning of most taxation on real property⁷.

Pennsylvania uses the “base year” method of assessments. Montgomery County was last revalued in 1998. Therefore, the County’s common level ratio⁸ remains at 56.1%; this ratio places Montgomery County’s assessments above average for the state but below best practice. The chances of the valuation being up to date are average, due to the base year system. The values, particularly of land in Norristown are coherently related to each other.

CSE received the assessment roll from Norristown, through Montgomery County. The roll included Parcel ID, Parcel Land Use Code (LUC), Land and Building Values as well as Exempt Status.

Parcels

Of the 10,270 parcels in Norristown Borough, **9,938** are **Taxable** (one utility), and **348** parcels are listed as **Vacant**

The assessment roll does provide clear-cut definitions of vacancy: those taxable parcels with land value and no building value although clear guidance on blight or underuse were not provided.

Assessments

The base research on the taxable values of Norristown, indicates a low assessed to market value, but consistent within the borough by the various classes.

⁷ The term *ad valorem* is derived from the Latin *ad valentiam*, meaning “to the value.” In the USA it is most commonly used as an appellation for a tax imposed on the value of property. Be it real or personal property

⁸ <http://www.steb.state.pa.us/aboutusmain.asp>

Methodology

Land Value Tax Implementation: the mechanics of splitting the rate. The first order of business is to determine the effect of a rate change would have on all parcels in the Borough. This is done by determining the building-to-land ratio (B: L) of Norristown. By dividing the assessed value of improvements by the assessed value of land, a ratio 2.3870:1 is derived. Simply, any parcel with a B: L above 2.3870:1 would save on their property taxes. Conversely, a ratio of less than 2.3870:1 would pay.

What rates would be used to implement a two-rate LVT? Using the annual property tax ordinance adopted for each January 1st, the current rate of 11.95 mills would be split into two component parts, which would provide revenue neutrality to the Borough. In the case of Norristown, using 2011's tax rate, the property tax rates used in this study would be 14,8025 mills for land values and 10.7555 for building values. This is a first step of reducing the tax levy on buildings by 10%, while maintaining revenue neutrality.

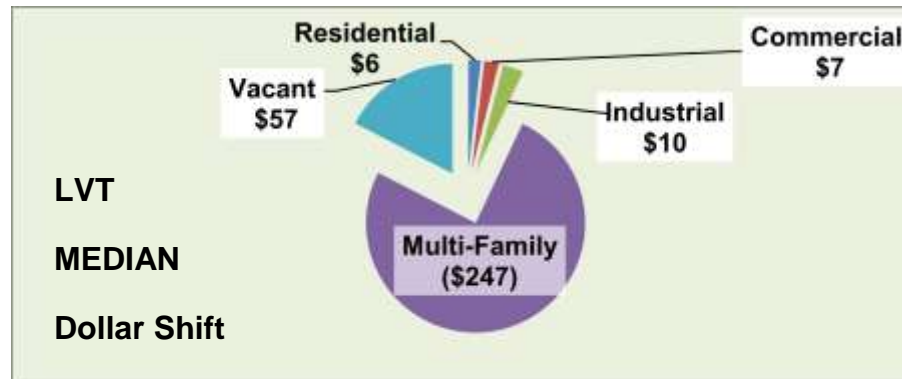
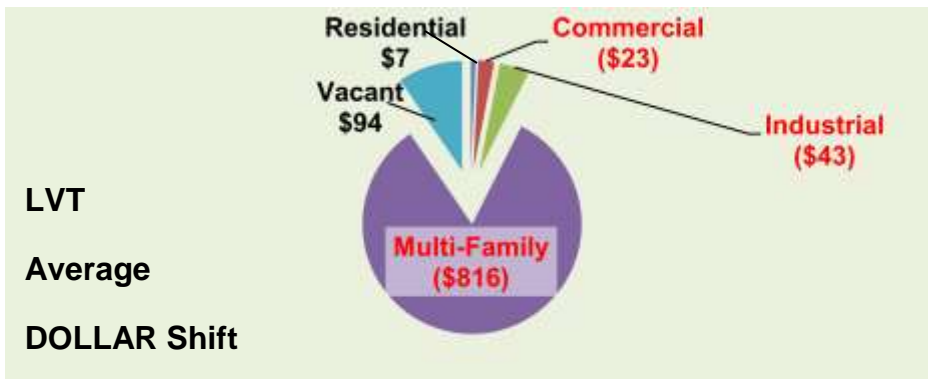
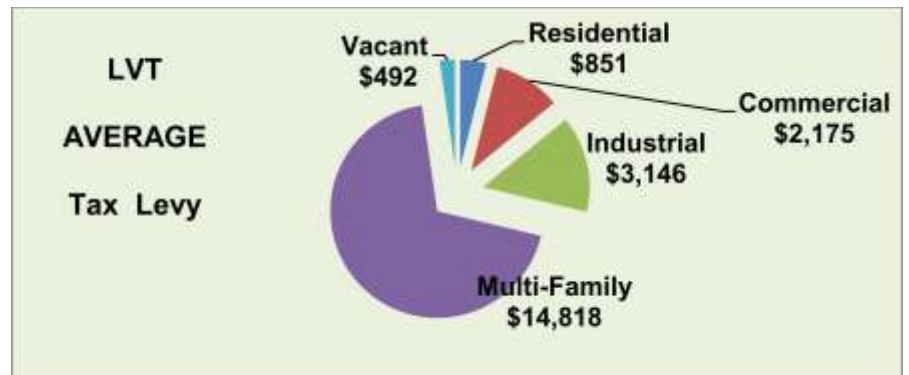
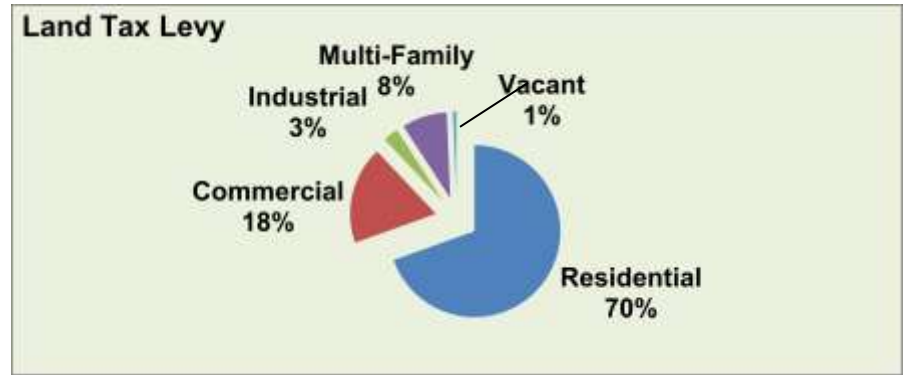
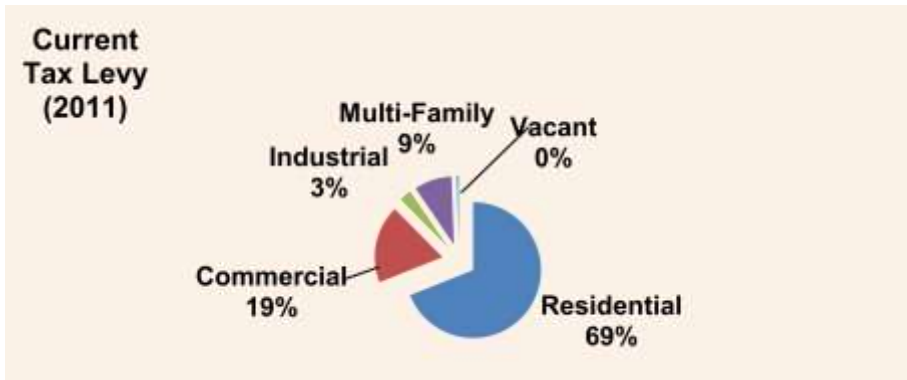
Revenue Study before implementation

What would the revenue effect be if Norristown adopted differential tax rates on land and buildings following the Pennsylvania model? With a current rate tax rate of 11.95, we would follow that model by reducing the tax rate on buildings by 10%. This has been the experience of most of the Pennsylvania cities. A shift greater than 10% causes objections from those property owners that see sudden increased liability. A shift less than 10% has little economic effect on savers OR payers.

Graphical and tabular projections of the immediate revenue effect of LVT A land value tax will change the bill of nearly every parcel. This is a function of the building-to-land ratio.

The analyses will first examine land uses by residential, multi-family, commercial, industrial and vacant followed by a series of histograms that indicate the dollar changes by increments.

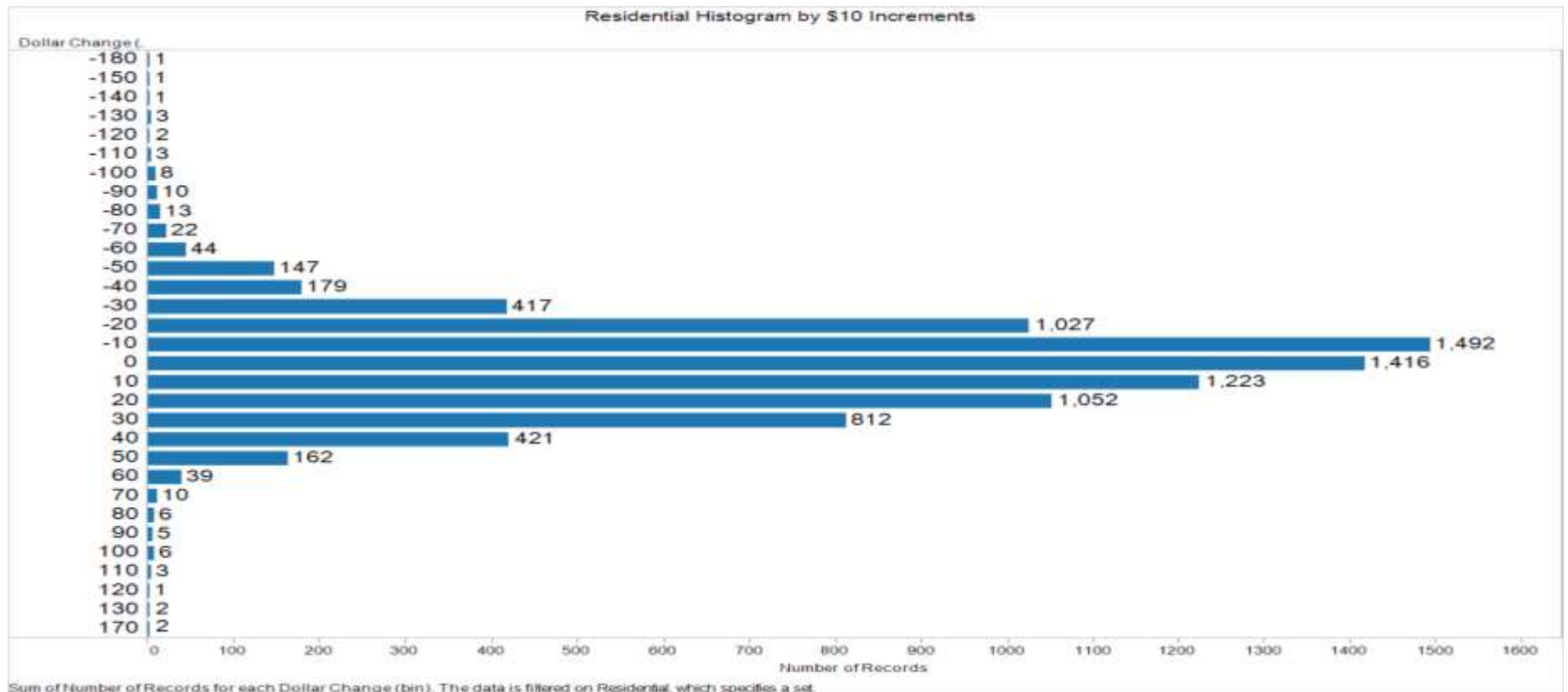
The Borough-wide break out revenue changes for Norristown indicate that broad uses would see little initial revenue effect with changes of shifts moving modestly from one use to the other, ensuring a smooth transition to LVT.



Residential

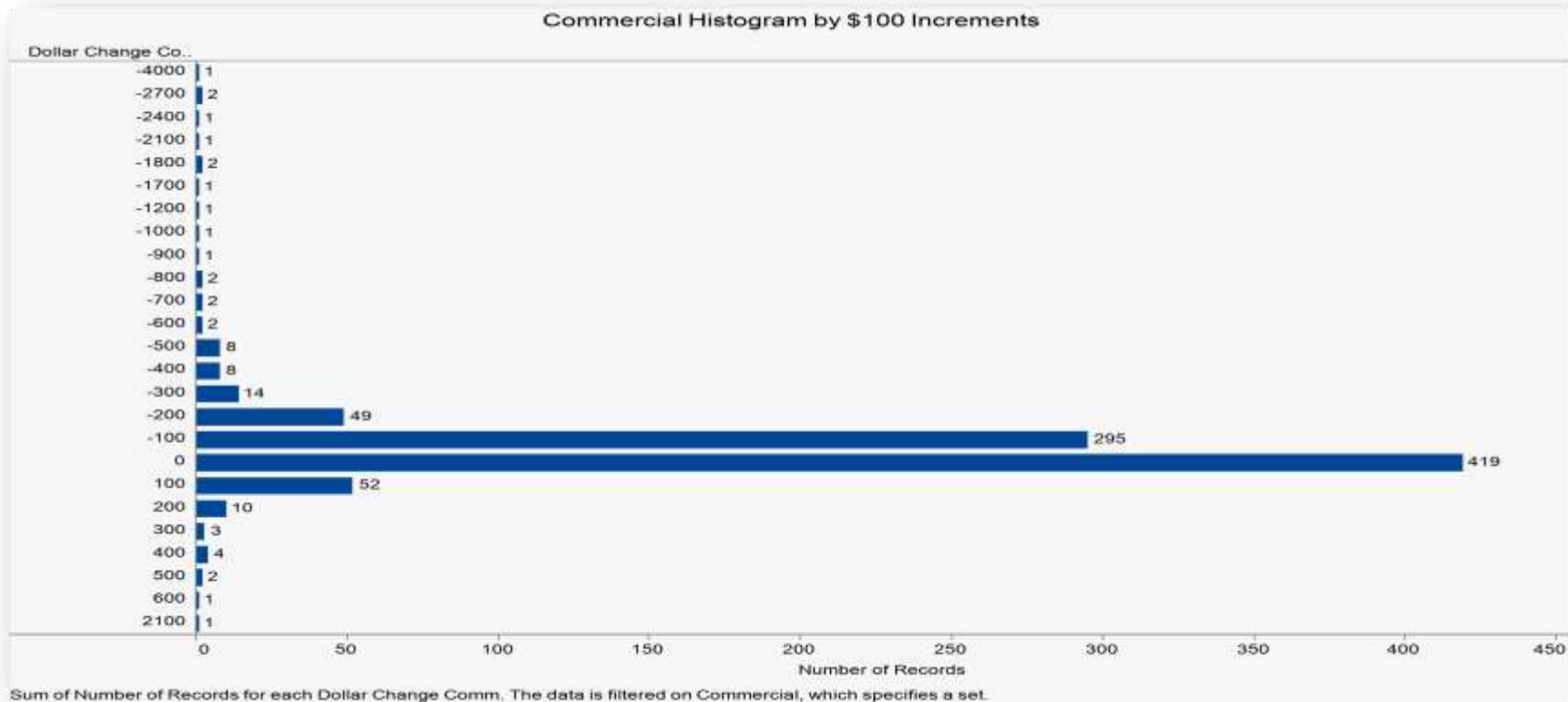
There will be a slight increase for residential parcels. Taken together, out of 8,530 parcels, the class will see an increase of \$60.2K. Further research based on absenteeism would be suggested. Breakdown by LUC is presented in the appendix. The Average and Median changes are not significant to produce an undue burden.

The next histogram demonstrates the nature of the changes in a granular level using increments or “bins” of \$10. The range of dollar shifts in this histogram is indicating a bell curve reflecting small shifts either way from saver to payer for the residential class. Results indicate that these parcels are valued similarly, and are not negatively impacted by LVT.



Commercial

Under LVT, the commercial class will recognize savings of \$20.3k. The following histogram demonstrates the nature of the changes at a granular level. Commercial parcels are split by Median and Average. Although the changes are minimal to the class, desirable urban uses see substantial savings within the first year of implementation.



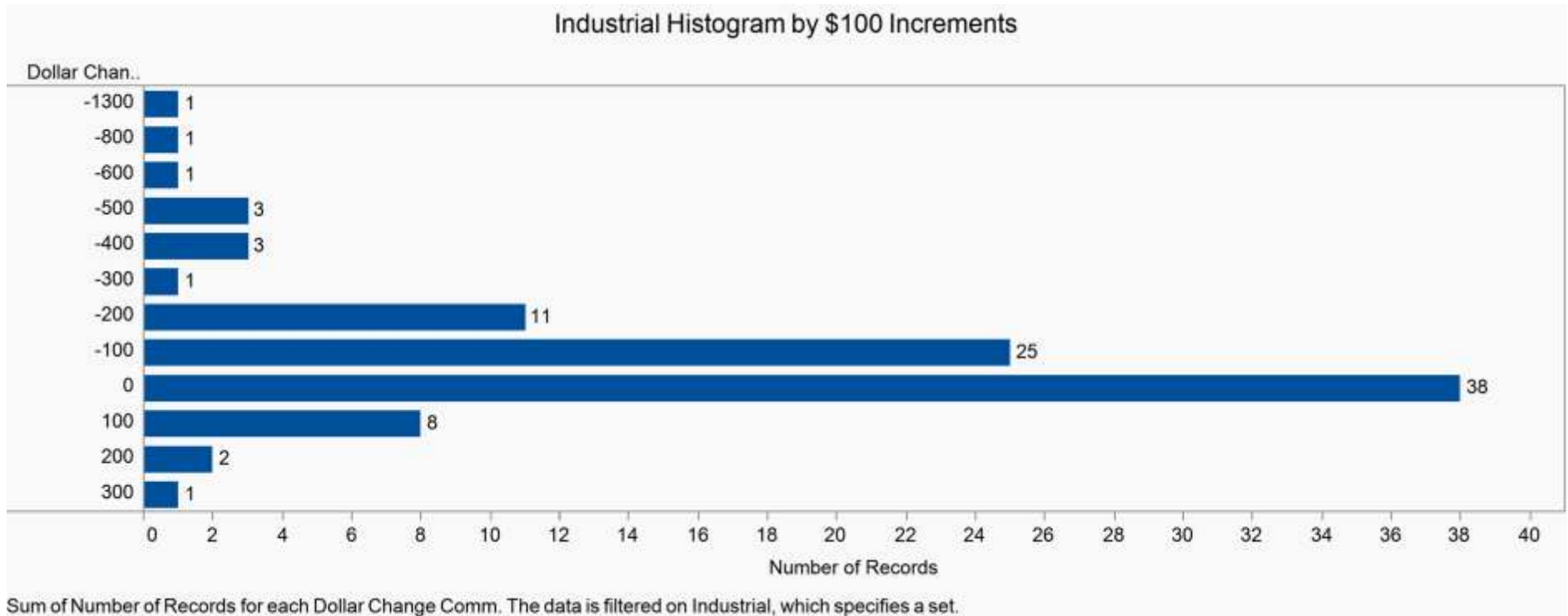
The range of dollar shifts indicate a bell curve reflecting larger shifts either way to savers for the commercial class. LVT will not discourage highly valued or densely built nonresidential parcels.

Industrial

Norristown's industrial parcels reflect a general disinvestment both in the state and nationwide. There are robust programs, which provide short-term support for retrofitting, repurposing and de-browning industrial sites. These programs generally apply favorable finance terms, along with tax abatements to make older towns more attractive to investors. As a class, this group will save \$4K in the first year.

Over the long-term, a town must be able to maintain that financial incentive. Here, LVT may work well in the borough, as the data for intensive industrial use in our projection appears positive.

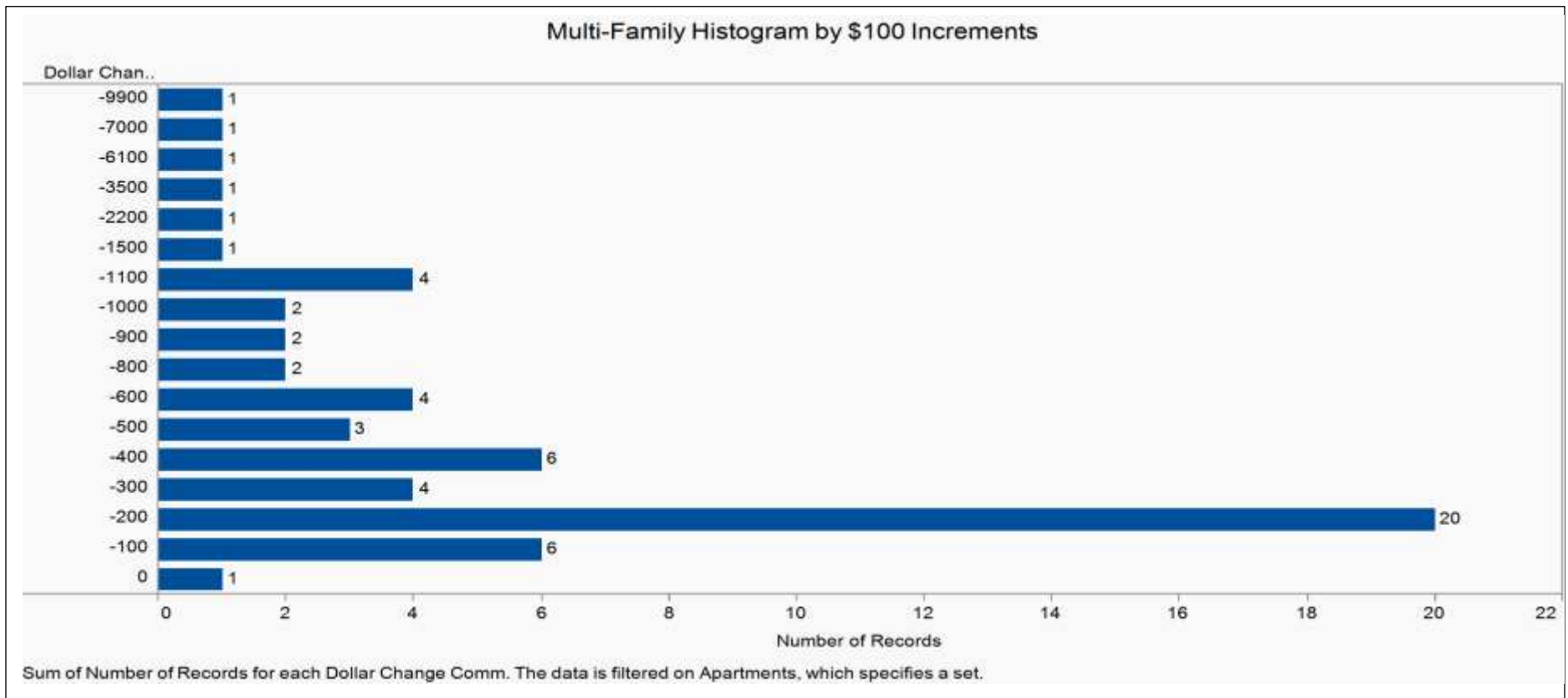
The next table demonstrates the nature of the changes at a granular level.



Again, the range of dollar shifts indicates a bell curve reflecting larger shifts to savers for the Industrial Class. Generally, this class would benefit from LVT.

Multi-Family

Multi-family as a whole will see a first-year reduction of \$49K. The following histogram demonstrates the nature of the shifts at a granular level. Nearly all parcels save immediately under LVT.

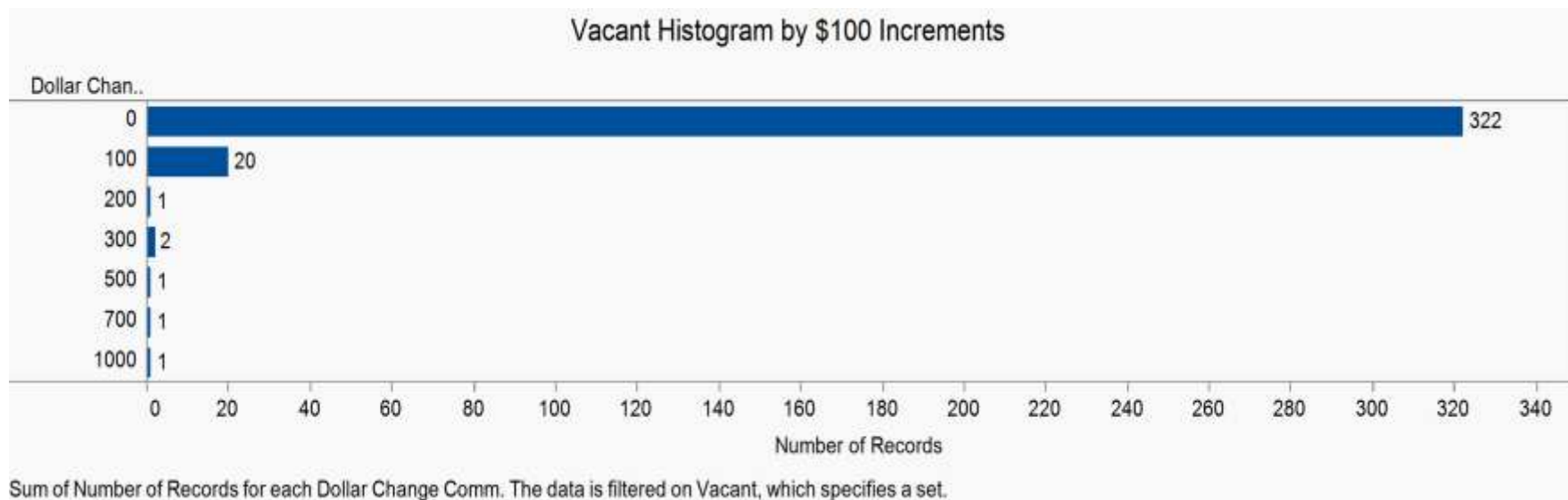


Multi-family would benefit under LVT.

Vacant Land

The lots designated as vacant by Montgomery County may under count the true measure of vacancy. CDC's, government at both the county and municipal level own many lots now off the tax rolls. As a result, the rolls indicate 348 purely vacant lots. If blighted or condemned properties were to be flagged and made available to CSE, a more in-depth study may be made.

Further, some of the larger vacant commercial values would appear to be somewhat under-assessed, which is not unusual, as nonresidential owners often appeal their values over time. Therefore, the tax levy would have to increase over time, to get the land truly market-ready. The borough may be well-advised to ask for a revaluation based on this observation alone, although liability will increase as is by \$13.1K in the first year.



The dollar average and median changes in the tables above also point to at least some under-assessment.

Naturally, the histogram shows a shift entirely to the pay more side. Vacant land will be a greater resource for Norristown's revenue streams, although modest during the first years of implementation.

Conclusion

LVT can be part of the tax structure diversity the Borough of Norristown enacts relative to stimulating economic developments. CSE's study has shown that re-balancing the property tax policy provides an incentive for capital investment and discourages transitional uses or nonproductive use. The commercial corridors of Norristown Borough's center are in need of redevelopment and an overhaul of purpose. Tax policy works hand in hand with other critical missions of government. The analysis of the revenue impact of LVT indicates that the desired outcome would be assisted by the tax structure change. Existing uses would emerge with a wash, or savings.

CSE recommends a gradual adoption of LVT in a revenue-neutral manner, or as a revenue enhancement tool that will not lead to disinvestment in this uncertain economic climate. The economics are basic, and the policy outcome is in line with current Norristown Borough's planning initiatives, development policies and a desire for well-built, compact and walkable residential areas with zoned and planned multi-use areas being able to acquire and take advantage of land being held out of use, or held as a "taxpayer".

Therefore, CSE's recommendation is a slow adoption of land value taxation to achieve these goals:

1. Use land values as a budgetary tool to plug gaps in the current tax collections.
2. Use the land value tax as a way to reduce recognized deleterious taxes such as the Resident Earned Income Tax.
3. Shift slowly away from the tax on structures over a defined period of years
4. Market the land value tax as an economic development tool to induce private market investment, or as a unique aspect and complement of KOZ, LERTA or other programs.

Why a land value tax in Norristown? In the context of Norristown and today's reset and uncertain economy, with revenue from traditional sources dropping and governmental expenses increasing, there is a clear need for alternative sources of revenue that are stable, immobile, and do not construct barriers to knowledge-based industries and all economic development efforts. It is not the purview of this report to comment upon schools, crime, blight or sprawl. Yet, the tax system plays a crucial role in all these pressing matters. The tax system is one issue that can be addressed in an immediate manner, and can have far-reaching effects on funding for the basic services and infrastructure that a Borough wants, as well as serving as a conduit that channels market capital into a town rather than repelling it.

Appendix 1

Legal right of Norristown to enact LVT

Act 108 permits LVT to be implemented in Commonwealth Boroughs. To establish split rates of taxation, there first must be a right to do so, as Pennsylvania is a Dillon's Rule state¹⁵. Dillon's rule, which defines sub-jurisdictions of that state as creations of the state and therefore require permission from the state legislature and general statutes to enact policies such as taxation.

THE GENERAL ASSEMBLY OF PENNSYLVANIA
SENATE BILL
No. 211 Session of 1997

INTRODUCED BY PUNT, AFFLERBACH, JUBELIRER, WOZNIAK, THOMPSON AND HECKLER, JANUARY 29, 1997
SENATOR GERLACH, LOCAL GOVERNMENT, AS AMENDED, APRIL 7, 1997

AN ACT

Amending the act of February 1, 1966 (1965 P.L.1656, No.581), entitled "An act concerning boroughs, and revising, amending 3 and consolidating the law relating to boroughs," further 4 providing for tax levies. 5 The General Assembly of the Commonwealth of Pennsylvania 6 hereby enacts as follows: Section 1. The act of February 1, 1966 (1965 P.L.1656, 8 No.581), known as The Borough Code, is amended by adding a section to read: Section 1302.1. Different and Separate Tax Levies.--(A) borough may in any year levy separate and different rates of taxation for municipal purposes on all real estate classified as land NONFARMLAND, exclusive of the buildings thereon, and on all real estate classified as EITHER buildings on land OR FARMLAND.

When real estate tax rates are so levied:

(1) The rates shall be determined by the requirements of the 17 borough budget. (2) Higher rates may be levied on land if the respective rates on lands and buildings are so fixed so as not to constitute a greater levy in the aggregate than the maximum rate allowed by law on both land and buildings.

(2) A HIGHER RATE MAY BE LEVIED ON REAL ESTATE CLASSIFIED AS NONFARMLAND THAN ON REAL ESTATE CLASSIFIED AS EITHER BUILDINGS ON LAND OR FARMLAND IF THE RESPECTIVE RATES ON NONFARMLAND AND ON BUILDINGS OR FARMLAND ARE SO FIXED AS NOT TO CONSTITUTE A GREATER LEVY IN THE AGGREGATE THAN THE LEVY TO RESULT FROM THE MAXIMUM RATE ALLOWED BY LAW ON ALL REAL ESTATE.

(3) The rates shall be uniform as to all real estate within the classification. (B) FOR PURPOSES OF THIS SECTION: <(1) "FARMLAND" SHALL INCLUDE ANY TRACT OF LAND THAT IS ACTIVELY DEVOTED TO AGRICULTURAL USE, INCLUDING, BUT NOT LIMITED TO, THE COMMERCIAL PRODUCTION OF "CROPS, LIVESTOCK AND LIVESTOCK PRODUCTS" AS DEFINED IN SECTION 3 OF THE ACT

¹⁵http://www.nlc.org/about_cities/cities_101/153.aspx

OF JUNE 30, 1981 (P.L.128, NO.43), KNOWN AS THE "AGRICULTURAL AREA SECURITY LAW." (2) "NONFARMLAND" SHALL INCLUDE ANY TRACT OF LAND THAT IS NOT FARMLAND. (C) THE PROVISIONS OF THIS SECTION ARE NONSEVERABLE. IF ANY PROVISION OF THIS ACT OR ITS APPLICATION TO ANY PERSON OR CIRCUMSTANCE IS HELD INVALID, THE REMAINING PROVISIONS OR APPLICATIONS OF THIS ACT ARE VOID.

This act shall take effect in 60 days.
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Appendix 2

SAMPLE LVT ORDINANCE

An Ordinance for the City of Hazleton, Fixing the tax rate of Real Estate Located in the City of Hazleton, Pennsylvania for all City Purposes for the Fiscal Year 1991 Beginning January 1, 1991 and ending December 31, 1991 as Amended.

Be it Ordained and Enacted by the Council of the City of Hazleton

Section 1 – That a tax rate be and the same is hereby levied on all persons owning property within the City of Hazleton, Pennsylvania and subject to taxation for city purposes for the fiscal year 1991 beginning the first day of January, AD 1991 and ending the 31st day of December, AD 1991 as follows to wit:

For General City, debt service and recreation purposes the sum of twenty five (25) mills on buildings and seventy nine (79) mills on land on each dollar of assessed valuation subject to approval of the Court of Quarter Session of Luzerne County

Appendix 3

A3.1 Land Use Codes Values and Outcomes for specific Land Use Codes with LVT

LUC	Number of Records	TOTAL VALUE
Single Family	7,420	521,324,100
Duplex	683	49,392,060
Retail, Office Apts	406	48,946,131
GARDEN (GROUP OF LOW RISE)> 101 UNIT	3	36,616,870
LOW-RISE 11 -30 UNITS(1 BLD) < 3 STRY	35	17,392,590
Triplex	165	12,693,700
SHOPPING CENTER- REGIONAL(2 DEPT)	1	9,139,670
LOW.RISE > 30 UNITS, < 3-STORY	7	9,128,800
OFFICE:MUL STORY 50000-100000 SQ. FT.	4	8,471,030
Condo Townhouse	113	8,367,190
Res Conv 5+ Atps (C)	71	8,163,710
OFFICE MUL STORY 150000 + SQ. FT	2	7,127,920
TAXABLE SCHOOLS-PAROCHIAL,HIGH	1	7,017,400
Quadraplex	68	6,025,060
1-STORY STRIP S TORE(NO MAJOR FOOD)	7	5,992,670

Res-Com non-Conform (C)	62	5,505,380
LERTA	5	5,419,505
SUBSIDIZED HOUSING	1	5,353,920
Office Condo	18	4,990,440
Repair Shop/Garage	45	4,971,890
Ind Multi st. WH/MFG to 15K sq ft	31	4,492,790
IND:MUL STORY W HSE/MF 25 -5000S0. F	10	4,193,040
TAXABLE NURSING HOMES, SANATORIUMS	1	3,783,640
OFFICE MUL STORY 15000-50000 SQ. FT.	6	3,745,866
Ind One St. WH/MFG to 15K sq ft	24	3,419,395
GARDEN(GROOUFP LOW RISE>)51 UNITS	2	3,285,280
IND:MUL STORYW HSE/50 -100000 SQ FT	5	3,067,170
MEDICAL.DENTAL CENTER	11	2,835,870
Multi-house Det.	33	2,730,640
Parking Lot	72	2,456,629
DISCOUNT STORES	2	2,307,370
HIGH RISE > 4-STORY, > 50 UNITS EL.	1	2,235,600
IND:ONE STORYW HSE MFG 100000+S .F	2	2,136,000
MISE/VARIEDC OMMERCIAL	14	2,012,450

RETAIL AND SHOP	8	1,951,850
OFFICE:MUL STORY UNDER 15000 SQ FT	5	1,947,760
GARDEN(GROUP OF LOW RISE < 50 UNIT	2	1,940,630
IND:ONS STORY WHSE/MF 25 -5000 SQ. F	4	1,914,250
Multi-Tenant Storage	15	1,804,340
INDUSTCOMPLEX CONVERT TO MULTITENANT	1	1,753,660
Rooming/Tourist (C)	22	1,614,960
SHOPPING CENTER- NBHD(MAJOR FOOD)	2	1,602,640
BAR OR TAPROOM	16	1,589,800
Condo Garden Style 1-3St.	26	1,525,080
RESTAURANTW LIQUOR LICENSE	6	1,424,560
IND:ONE STORY W HSE/MFG1 5-25000S .F	5	1,407,620
LOW-RISE 5- 10 UNITS (1B LDG) <3-STRY	7	1,307,900
TXBL CLUBS & FRATL ORGANIZATIONS	7	1,283,070
IND:MUL STORY W HSE/MF1G5 -2500S0. F	7	1,276,640
OFFICE: 1 STORY UNDER 1500SO. I..	6	1,264,310
HIGHR ISE> 4-STORY<, 50 UNITSW EL	2	1,234,750
GOLF COURSES	9	1,208,820
FUNERALH OME	6	1,185,870

COMMERCIAL CONDO	9	944,690
Ind One st. Misc	1	910,400
2-STONYS TRIPS TOREW OFFO RA PT	1	891,000
FAST FOOD	1	880,750
Res Vac <5K sq ft	139	866,900
BEVERAGE DISTRIBUTOR	1	849,060
TAXBLE RETIREMENT CENTERS AND HOMES	1	825,000
RESTAURAN WTITHOUT LIQUOR LICENSE	4	812,850
COMM-NOT LISTED	1	811,590
TRASH TRANSFER STATION	3	806,940
HOT/MOT4 O.100 UNITS W/RESTAURANT	1	701,730
TAXABLE CONVENTS, RETREAT HOUSES	1	676,610
Com Vac 5K-10K sq ft	13	611,570
BANK	1	594,080
OFFICE:1 STORY 15000-50000 SQ.. FT.	2	579,780
SUPERMARKET	1	544,930
CONTRICTORF'SA CILITIES	4	496,800
Com Vac <5K sq ft	26	493,140
GAS STATION, MINI MARKET	2	470,950

Com Vac2-4.99 Acres	3	453,980
TAXABLE CHURCH	2	439,975
TAXABLE MISCELLANOUS	8	437,970
Res Vac 5K-10K sq. ft.	30	433,630
Com Vac 10001-20K sq ft	4	382,910
Ind Vac 2-4.99 Acres	4	363,950
IND:OLD MILL TYPE 50000-100000 SQ FT	1	344,570
AUTOMOBILE GRAVEYARD	1	326,790
IND:MEAPTA CKINGP LANT	2	311,780
SCRAP & JUNK YARDS	2	300,790
TRANSMISSION FACILITIES	3	300,000
AUTOMOBILE SHOWROOM	1	262,810
CAR WASH	2	253,320
DAY CAIRE CENTER	1	247,270
Res Vac 10001-20K sq ft	11	233,310
TAXABLE OTHER CHARITABLE ORG	2	224,200
Res Vac 20001-30K sq ft	9	214,580
GREEN HOUSE, NURSERIES	1	174,730
RETAIL SHOWROOM(FURNITURE ETC)	1	170,000

Com Vac 20001-30K sq ft	2	170,000
Garage and Lot	18	165,260
USED CAR DEALER	1	141,830
CONVIENCE STORE (7-11 ,WAWA)	1	132,350
TAXABLE CHURCH PARKING LOT	2	130,530
ANIMAL HOSPITAL/ DOG KENNEL	1	126,350
ND:OLD M ILL TYPE UP TO 50000 SQ FT	2	125,870
Com Vac 60001-87120 sq ft	1	107,330
Ind Vac 10001-20K sq ft	3	99,910
COIN -OPERATED LAUNDROMAT	1	99,830
Ind Vac 5K-10K sq ft	2	76,380
Ind Vac <5K sq ft	15	67,230
Res Vac 30001-40K sq ft	2	64,800
Boarded-Up House	2	59,000
OTHER UTILITY TAXABLE	3	53,950
Res Vac 40001-50K sq ft	2	34,000
Pool on Lot	1	25,850
Res Vac 5-9.99 Acres	1	19,310
Inst Vac C <5K sq ft	1	10,530

Single Family Gar. Apt.	1	9,350
NZ Land other Muni.	1	2,260
Com Vac 40001-60K sq ft	1	1,000
NZ Vacant <5K sq. ft.	1	1,000
Stabe, Barn, etc	1	1,000
OFFICE: CONDO COMMON ELEMENT	1	0
COMMON ELEMENT- COMMERCIAL CONDO	3	0
Assessed With (R)	65	0
Com Vac 30001-40K sq ft	1	0
NZ Vacant	9	0
Res Convertible RE	1	0
Common Area	5	0
Grand Total	9,938	875,350,541

A3.2 Residential Outcomes with LVT

Residential	Current Tax Levy (2011)	Land Tax Levy	Dollar Change	Number of Records
Single Family	\$6,229,823	\$6,293,448	\$63,625	7420
Single Family Gar. Apt.	\$112	\$109	-\$3	1
Multi-house Det.	\$32,631	\$32,434	-\$197	33
Garage and Lot	\$1,975	\$2,023	\$48	18

Pool on Lot	\$309	\$368	\$59	1
Stable, Barn, etc.	\$12	\$15	\$3	1
Duplex	\$590,235	\$591,463	\$1,227	683
Triplex	\$151,690	\$151,509	-\$181	165
Quadraplex	\$71,999	\$71,549	-\$451	68
Res Convertible RE	\$0	\$0	\$0	1
Condo Townhouse	\$99,988	\$96,243	-\$3,745	113
Condo Garden Style 1-3St.	\$18,225	\$18,132	-\$93	26
Grand Total	\$7,196,999	\$7,257,293	\$60,294	8530

Residential	Avg. Current Tax Levy (2011)	Avg. Land Tax Levy	Avg. Dollar Change	Median Dollar Change	Number of Records
Single Family	\$840	\$848	\$9	\$7	7420
Single Family Gar. Apt.	\$112	\$109	-\$3	-\$3	1
Multi-house Det.	\$989	\$983	-\$6	-\$4	33
Garage and Lot	\$110	\$112	\$3	\$3	18
Pool on Lot	\$309	\$368	\$59	\$59	1
Stable, Barn, etc.	\$12	\$15	\$3	\$3	1
Duplex	\$864	\$866	\$2	\$0	683
Triplex	\$919	\$918	-\$1	-\$1	165
Quadraplex	\$1,059	\$1,052	-\$7	-\$12	68
Res Convertible RE	\$0	\$0	\$0	\$0	1
Condo Townhouse	\$885	\$852	-\$33	-\$30	113
Condo Gar. Style 1-3St.	\$701	\$697	-\$4	-\$7	26
Grand Total Residential	\$844	\$851	\$7	\$6	8530

A3.3 Commercial Outcomes with LVT

Commercial	Current Tax Levy (2011)	Land Tax Levy	Dollar Change	Number of Records
1-STORY STRIP STORE(NO MAJOR FOOD)	\$71,612	\$70,002	-\$1,610	7
2-STORY STRIP STORE OFF OFFICE	\$10,647	\$10,173	-\$474	1
ANIMAL HOSPITAL/ DOG KENNEL	\$1,510	\$1,493	-\$17	1
AUTOMOBILE GRAVEYARD	\$3,905	\$4,433	\$527	1
AUTOMOBILE SHOWROOM	\$3,141	\$3,144	\$4	1
BANK	\$7,099	\$7,198	\$99	1
BAR OR TAPROOM	\$18,998	\$18,586	-\$412	16
BEVERAGE DISTRIBUTOR	\$10,146	\$9,768	-\$378	1
CAR WASH	\$3,027	\$3,399	\$372	2
COIN -OPERATED LAUNDROMAT	\$1,193	\$1,171	-\$22	1
COMM-NOT LISTED	\$9,699	\$9,008	-\$691	1
COMMERCIAL CONDO	\$11,289	\$11,212	-\$77	9
COMMON ELEMENT- COMMERCIAL CONDO	\$0	\$0	\$0	3
CONTRACTORS' FACILITIES	\$5,937	\$6,141	\$204	4
CONVIENCE STORE (7-11 ,WAWA)	\$1,582	\$1,778	\$197	1
DAY CARE CENTER	\$2,955	\$2,820	-\$135	1
DISCOUNT STORES	\$27,573	\$26,945	-\$629	2

FAST FOOD	\$10,525	\$10,405	-\$120	1
FUNERAL HOME	\$14,171	\$13,623	-\$548	6
GAS STATION.MINI MARKET	\$5,628	\$6,040	\$413	2
GOLF COURSES	\$14,445	\$15,637	\$1,192	9
GREEN HOUSE, NURSERIES	\$2,088	\$2,015	-\$73	1
HOT/MOT4 0.100 UNITS W/RESTAURANT	\$8,386	\$7,972	-\$413	1
LERTA	\$64,763	\$61,234	-\$3,529	5
MEDICAL.DENTAL CENTER	\$33,889	\$33,981	\$93	11
Multi-Tenant Storage	\$21,562	\$22,304	\$742	15
OFFICE MUL STORY 15000-50000 SQ. FT.	\$44,763	\$42,067	-\$2,697	6
OFFICE MUL STORY 150000 + SQ. FT	\$85,179	\$81,399	-\$3,779	2
OFFICE: CONDO COMMON ELEMENT	\$0	\$0	\$0	1
OFFICE:1 STORY 15000-50000 SQ.. FT.	\$6,928	\$6,497	-\$431	2
OFFICE:1 STORY UNDER 15000 SQ. FT.	\$15,109	\$14,963	-\$145	6
OFFICE:MUL STORY 50000-100000 SQ. FT.	\$101,229	\$93,285	-\$7,944	4
OFFICE:MUL STORY UNDER 15000 SQ FT	\$23,276	\$22,377	-\$899	5
Office Condo	\$59,636	\$57,926	-\$1,710	18
Parking Lot	\$29,357	\$35,071	\$5,715	72
RESTAURAN WTITHOUT LIQUOR LICENSE	\$9,714	\$9,790	\$77	4

RESTAURANTW LIQUOR LICENSE	\$17,023	\$16,724	-\$299	6
RETAIL AND SHOP	\$23,325	\$23,350	\$25	8
RETAIL SHOWROOM(FURNITURE ETC)	\$2,032	\$1,964	-\$67	1
Repair Shop/Garage	\$59,414	\$60,337	\$923	45
Res Conv 5+ Atps (C)	\$97,556	\$96,198	-\$1,358	71
Res-Com non-Confrom (C)	\$65,789	\$66,299	\$509	62
Retail, Office Apts	\$584,906	\$584,992	\$86	406
Rooming/Tourist (C)	\$19,299	\$19,411	\$112	22
SCRAP & JUNK YARDS	\$3,594	\$4,301	\$707	2
SHOPPING CENTER- NBHD(MAJOR FOOD)	\$19,152	\$19,484	\$333	2
SHOPPING CENTER- REGIONAL(2 DEPT)	\$109,219	\$111,392	\$2,173	1
SUPERMARKET	\$6,512	\$6,547	\$35	1
TAXABLE CHURCH	\$5,258	\$4,909	-\$348	2
TAXABLE CHURCH PARKING LOT	\$1,560	\$1,896	\$336	2
TAXABLE CONVENTS, RETREAT HOUSES	\$8,085	\$8,524	\$438	1
TAXABLE MISCELLANOUS	\$5,234	\$5,411	\$178	8
TAXABLE NURSING HOMES, SANITORIUMS	\$45,214	\$41,274	-\$3,940	1
TAXABLE OTHER CHARITABLE ORG	\$2,679	\$2,612	-\$68	2
TAXABLE SCHOOLS-PAROCHIAL,HIGH	\$83,858	\$82,112	-\$1,746	1

TAXBLE RETIREMENT CENTERS AND HOMES	\$9,859	\$9,818	-\$41	1
TRANSMISSION FACILITIES	\$3,585	\$3,227	-\$359	3
TRASH TRANSFER STATION	\$9,643	\$9,340	-\$302	3
TXBL CLUBS & FRATL ORGANIZATIONS	\$15,333	\$14,985	-\$348	7
USED CAR DEALER	\$1,695	\$1,786	\$91	1
Grand Total	\$1,940,783	\$1,920,753	-\$20,030	883

Commercial	Avg. Current Tax Levy (2011)	Avg. Land Tax Levy	Avg. Dollar Change	Median Dollar Change	Number of Records
1-STORY STRIP STORE(NO MAJOR FOOD)	\$10,230	\$10,000	-\$230	-\$75	7
2-STORY STRIP STORE	\$10,647	\$10,173	-\$474	-\$474	1
ANIMAL HOSPITAL/ DOG KENNEL	\$1,510	\$1,493	-\$17	-\$17	1
AUTOMOBILE GRAVEYARD	\$3,905	\$4,433	\$527	\$527	1
AUTOMOBILE SHOWROOM	\$3,141	\$3,144	\$4	\$4	1
BANK	\$7,099	\$7,198	\$99	\$99	1
BAR OR TAPROOM	\$1,187	\$1,162	-\$26	-\$15	16
BEVERAGE DISTRIBUTOR	\$10,146	\$9,768	-\$378	-\$378	1
CAR WASH	\$1,514	\$1,700	\$186	\$186	2
COIN -OPERATED LAUNDROMAT	\$1,193	\$1,171	-\$22	-\$22	1
COMM-NOT LISTED	\$9,699	\$9,008	-\$691	-\$691	1
COMMERCIAL CONDO	\$1,254	\$1,246	-\$9	-\$25	9
COMMON ELEMENT- COMMERCIAL CONDO	\$0	\$0	\$0	\$0	3
CONTRACTOR'S FACILITIES	\$1,484	\$1,535	\$51	\$44	4
CONVIENCE STORE (7-11 ,WAWA)	\$1,582	\$1,778	\$197	\$197	1

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DAY CAIRE CENTER	\$2,955	\$2,820	-\$135	-\$135	1
DISCOUNT STORES	\$13,787	\$13,472	-\$314	-\$314	2
FAST FOOD	\$10,525	\$10,405	-\$120	-\$120	1
FUNERALHOME	\$2,362	\$2,270	-\$91	-\$68	6
GAS STATION.MINI MARKET	\$2,814	\$3,020	\$206	\$206	2
GOLF COURSES	\$1,605	\$1,737	\$132	\$102	9
GREEN HOUSE, NURSERIES	\$2,088	\$2,015	-\$73	-\$73	1
HOT/MOT4 O.100 UNITS W/RESTAURANT	\$8,386	\$7,972	-\$413	-\$413	1
LERTA	\$12,953	\$12,247	-\$706	-\$104	5
MEDICAL.DENTAL CENTER	\$3,081	\$3,089	\$8	-\$49	11
Multi-Tenant Storage	\$1,437	\$1,487	\$49	\$21	15
OFFICE MUL STORY 15000-50000 SQ. FT.	\$7,461	\$7,011	-\$449	-\$310	6
OFFICE MUL STORY 150000 + SQ. FT	\$42,589	\$40,700	-\$1,890	-\$1,890	2
OFFICE: CONDO COMMON ELEMENT	\$0	\$0	\$0	\$0	1
OFFICE:1 STORY 15000-50000 SQ.. FT.	\$3,464	\$3,248	-\$216	-\$216	2
OFFICE:1 STORY UNDER 15000 SQ. FT.	\$2,518	\$2,494	-\$24	-\$12	6
OFFICE:MUL STORY 50000-100000 SQ. FT.	\$25,307	\$23,321	-\$1,986	-\$2,063	4

OFFICE:MUL STORY UNDER 15000 SQ FT	\$4,655	\$4,475	-\$180	-\$141	5
Office Condo	\$3,313	\$3,218	-\$95	-\$73	18
Parking Lot	\$408	\$487	\$79	\$68	72
RESTAURAN WTITHOUT LIQUOR LICENSE	\$2,428	\$2,448	\$19	\$40	4
RESTAURANTW LIQUOR LICENSE	\$2,837	\$2,787	-\$50	-\$42	6
RETAIL AND SHOP	\$2,916	\$2,919	\$3	\$39	8
RETAIL SHOWROOM(FURNITURE ETC)	\$2,032	\$1,964	-\$67	-\$67	1
Repair Shop/Garage	\$1,320	\$1,341	\$21	\$11	45
Res Conv 5+ Atps (C)	\$1,374	\$1,355	-\$19	-\$18	71
Res-Com non-Confrom (C)	\$1,061	\$1,069	\$8	\$3	62
Retail, Office Apts	\$1,441	\$1,441	\$0	\$12	406
Rooming/Tourist (C)	\$877	\$882	\$5	\$2	22
SCRAP & JUNK YARDS	\$1,797	\$2,151	\$353	\$353	2
SHOPPING CENTER- NBHD(MAJOR FOOD)	\$9,576	\$9,742	\$166	\$166	2
SHOPPING CENTER- REGIONAL(2 DEPT)	\$109,219	\$111,392	\$2,173	\$2,173	1
SUPERMARKET	\$6,512	\$6,547	\$35	\$35	1

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TAXABLE CHURCH	\$2,629	\$2,455	-\$174	-\$174	2
TAXABLE CHURCH PARKING LOT	\$780	\$948	\$168	\$168	2
TAXABLE CONVENTS, RETREAT HOUSES	\$8,085	\$8,524	\$438	\$438	1
TAXABLE MISCELLANOUS	\$654	\$676	\$22	\$24	8
TAXABLE NURSING HOMES, SANATORIUMS	\$45,214	\$41,274	-\$3,940	-\$3,940	1
TAXABLE OTHER CHARITABLE ORG	\$1,340	\$1,306	-\$34	-\$34	2
TAXABLE SCHOOLS-PAROCHIAL,HIGH	\$83,858	\$82,112	-\$1,746	-\$1,746	1
TAXBLE RETIREMENT CENTERS AND HOMES	\$9,859	\$9,818	-\$41	-\$41	1
TRANSMISSION FACILITIES	\$1,195	\$1,076	-\$120	-\$120	3
TRASH TRANSFER STATION	\$3,214	\$3,113	-\$101	-\$102	3
TXBL CLUBS & FRATL ORGANIZATIONS	\$2,190	\$2,141	-\$50	-\$72	7
USED CAR DEALER	\$1,695	\$1,786	\$91	\$91	1
Grand Total	\$2,198	\$2,175	-\$23	\$7	883

A3.4 Industrial Outcomes with LVT

Industrial	Current Tax Levy (2011)	Land Tax Levy	Dollar Change	Number of Records
Ind One st. Misc	\$10,879	\$10,488	-\$391	1
Ind One St. WH/MFG to 15K sq ft	\$40,862	\$41,388	\$526	24
Ind Multi st. WH/MFG to 15K sq ft	\$53,689	\$54,311	\$622	31
IND:MUL STORY W HSE/MF1G5 -2500S0. F	\$15,256	\$15,239	-\$16	7
IND:ONE STORY W HSE/MFG1 5-25000S .F	\$16,821	\$16,498	-\$323	5
IND:MUL STORY W HSE/MF 25 -5000S0. F	\$50,107	\$48,329	-\$1,778	10
IND:ONS STORY WHSE/MF 25 -5000 SQ. F	\$22,875	\$22,693	-\$182	4
IND:MUL STORYW HSE/50 -100000 SQ FT	\$36,653	\$35,719	-\$933	5
IND:ONE STORYW HSE MFG 100000+S .F	\$25,525	\$25,126	-\$399	2
ND:OLD M ILL TYPE UP TO 50000 SQ FT	\$1,504	\$1,608	\$103	2
IND:OLD MILL TYPE 50000-100000 SQ FT	\$4,118	\$4,171	\$53	1
INDUSTCOMPLEX CONVERT TO MULTITENANT	\$20,956	\$19,671	-\$1,285	1
IND:MEAPTA CKINGP LANT	\$3,726	\$3,645	-\$80	2
Grand Total	\$302,971	\$298,887	-\$4,084	95

Industrial	Avg. Current Tax Levy (2011)	Avg. Land Tax Levy	Avg. Dollar Change	Median Dollar Change	Number of Records
Ind One st. Misc	\$10,879	\$10,488	-\$391	-\$391	1
Ind One St. WH/MFG to 15K sq ft	\$1,703	\$1,724	\$22	\$29	24
Ind Multi st. WH/MFG to 15K sq ft	\$1,732	\$1,752	\$20	\$17	31
IND:MUL STORY W HSE/MF1G5 - 2500S0. F	\$2,179	\$2,177	-\$2	\$41	7
IND:ONE STORY W HSE/MFG1 5- 25000S .F	\$3,364	\$3,300	-\$65	-\$64	5
IND:MUL STORY W HSE/MF 25 - 5000S0. F	\$5,011	\$4,833	-\$178	-\$182	10
IND:ONS STORY WHSE/MF 25 - 5000 SQ. F	\$5,719	\$5,673	-\$45	-\$115	4
IND:MUL STORYW HSE/50 -100000 SQ FT	\$7,331	\$7,144	-\$187	-\$104	5
IND:ONE STORYW HSE MFG 100000+S .F	\$12,763	\$12,563	-\$199	-\$199	2
ND:OLD M ILL TYPE UP TO 50000 SQ FT	\$752	\$804	\$52	\$52	2
IND:OLD MILL TYPE 50000-100000 SQ FT	\$4,118	\$4,171	\$53	\$53	1
INDUSTCOMPLEX CONVERT TO	\$20,956	\$19,671	-\$1,285	-\$1,285	1

MULTITENANT

IND:MEAPTA CKINGP LANT	\$1,863	\$1,823	-\$40	-\$40	2
Grand Total	\$3,189	\$3,146	-\$43	\$10	95

A3.5 Multi-Family Outcomes with LVT

Apartments	Current Tax Levy (2011)	Land Tax Levy	Dollar Change	Number of Records
LOW-RISE 5- 10 UNITS (1B LDG) <3-STRY	\$15,629	\$15,127	-\$502	7
LOW-RISE 11 -30 UNITS(1 BLD) < 3 STRY	\$207,841	\$197,966	-\$9,875	35
LOW.RISE > 30 UNITS, < 3-STORY	\$109,089	\$103,029	-\$6,060	7
GARDEN(GROUP OF LOW RISE < 50 UNIT	\$23,191	\$22,169	-\$1,022	2
GARDEN(GROOUFP LOW RISE>)51 UNITS	\$39,259	\$36,822	-\$2,437	2
GARDEN (GROUP OF LOW RISE)> 101 UNIT	\$437,572	\$414,686	-\$22,886	3
HIGH RISE> 4-STORY<, 50 UNITSW EL	\$14,755	\$14,196	-\$559	2
HIGH RISE > 4-STORY, > 50 UNITS Vy/EL.	\$26,715	\$24,524	-\$2,191	1
SUBSIDIZED HOUSING	\$63,979	\$60,531	-\$3,448	1
Grand Total	\$938,031	\$889,050	-\$48,981	60

Apartments	Avg. Current Tax Levy (2011)	Avg. Land Tax Levy	Avg. Dollar Change	Median Dollar Change	Number of Records
LOW-RISE 5- 10 UNITS (1B LDG) <3-STRY	\$2,233	\$2,161	-\$72	-\$68	7
LOW-RISE 11 -30 UNITS(1 BLD) < 3 STRY	\$5,938	\$5,656	-\$282	-\$200	35
LOW.RISE > 30 UNITS, < 3-STORY	\$15,584	\$14,718	-\$866	-\$930	7

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GARDEN(GROUP OF LOW RISE < 50 UNIT	\$11,595	\$11,084	-\$511	-\$511	2
GARDEN(GROOUFP LOW RISE>)51 UNITS	\$19,630	\$18,411	-\$1,218	-\$1,218	2
GARDEN (GROUP OF LOW RISE)> 101 UNIT	\$145,857	\$138,229	-\$7,629	-\$6,930	3
HIGH RISE> 4-STORY<, 50 UNITSW EL	\$7,378	\$7,098	-\$280	-\$280	2
HIGH RISE > 4-STORY, > 50 UNITS	\$26,715	\$24,524	-\$2,191	-\$2,191	1
SUBSIDIZED HOUSING	\$63,979	\$60,531	-\$3,448	-\$3,448	1
Grand Total	\$15,634	\$14,818	-\$816	-\$247	60

A3.6 Vacant Outcomes with LVT

Vacant	Current Tax Levy (2011)	Land Tax Levy	Dollar Change	Number of Records
Boarded-Up House	\$705	\$805	\$100	2
NZ Land other Muni.	\$27	\$33	\$6	1
NZ Vacant <5K sq. ft.	\$12	\$15	\$3	1
NZ Vacant	\$0	\$0	\$0	9
Res Vac <5K sq ft	\$10,359	\$12,777	\$2,417	139
Res Vac 5K-10K sq. ft.	\$5,182	\$6,419	\$1,237	30
Res Vac 10001-20K sq ft	\$2,788	\$3,454	\$666	11
Res Vac 20001-30K sq ft	\$2,564	\$3,176	\$612	9
Res Vac 30001-40K sq ft	\$774	\$959	\$185	2
Res Vac 40001-50K sq ft	\$406	\$503	\$97	2
Res Vac 5-9.99 Acres	\$231	\$286	\$55	1
Com Vac <5K sq ft	\$5,893	\$7,292	\$1,399	26
Com Vac 5K-10K sq ft	\$7,308	\$8,992	\$1,684	13
Com Vac 10001-20K sq ft	\$4,576	\$5,668	\$1,092	4
Com Vac 20001-30K sq ft	\$2,032	\$2,502	\$471	2
Com Vac 30001-40K sq ft	\$0	\$0	\$0	1

Com Vac 40001-60K sq ft	\$12	\$15	\$3	1
Com Vac 60001-87120 sq ft	\$1,283	\$1,418	\$136	1
Com Vac2-4.99 Acres	\$5,425	\$6,715	\$1,290	3
Ind Vac <5K sq ft	\$803	\$995	\$192	15
Ind Vac 5K-10K sq ft	\$913	\$1,131	\$218	2
Ind Vac 10001-20K sq ft	\$1,194	\$1,476	\$282	3
Ind Vac 2-4.99 Acres	\$4,349	\$5,378	\$1,029	4
Inst Vac C <5K sq ft	\$126	\$136	\$10	1
Assessed With (R)	\$0	\$0	\$0	65
Grand Total	\$56,962	\$70,146	\$13,183	348

Vacant	Avg. Current Tax Levy (2011)	Avg. Land Tax Levy	Avg. Dollar Change	Median Dollar Change	Number of Records
Boarded-Up House	\$353	\$403	\$50	\$50	2
NZ Land other Muni.	\$27	\$33	\$6	\$6	1
NZ Vacant <5K sq. ft.	\$12	\$15	\$3	\$3	1
NZ Vacant	\$0	\$0	\$0	\$0	9
Res Vac <5K sq ft	\$75	\$92	\$17	\$6	139
Res Vac 5K-10K sq. ft.	\$173	\$214	\$41	\$33	30
Res Vac 10001-20K sq ft	\$253	\$314	\$61	\$71	11
Res Vac 20001-30K sq ft	\$285	\$353	\$68	\$74	9
Res Vac 30001-40K sq ft	\$387	\$480	\$92	\$92	2
Res Vac 40001-50K sq ft	\$203	\$252	\$48	\$48	2
Res Vac 5-9.99 Acres	\$231	\$286	\$55	\$55	1
Com Vac <5K sq ft	\$227	\$280	\$54	\$64	26
Com Vac 5K-10K sq ft	\$562	\$692	\$130	\$131	13
Com Vac 10001-20K sq ft	\$1,144	\$1,417	\$273	\$148	4
Com Vac 20001-30K sq ft	\$1,016	\$1,251	\$235	\$235	2
Com Vac 30001-40K sq ft	\$0	\$0	\$0	\$0	1
Com Vac 40001-60K sq ft	\$12	\$15	\$3	\$3	1

Com Vac 60001-87120 sq ft	\$1,283	\$1,418	\$136	\$136	1
Com Vac 2-4.99 Acres	\$1,808	\$2,238	\$430	\$174	3
Ind Vac <5K sq ft	\$54	\$66	\$13	\$7	15
Ind Vac 5K-10K sq ft	\$456	\$565	\$109	\$109	2
Ind Vac 10001-20K sq ft	\$398	\$492	\$94	\$57	348
Ind Vac 2-4.99 Acres	\$1,087	\$1,345	\$257	\$188	4
Inst Vac C <5K sq ft	\$126	\$136	\$10	\$10	1
Assessed With (R)	\$0	\$0	\$0	\$0	65
Grand Total	\$164	\$202	\$38	\$7	348